



Argyll Avenue, Buckshaw Village, Chorley

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to market this beautifully finished, detached, four-bedroom family home, situated in the highly sought-after residential area of Buckshaw Village. This delightful home is perfect for families looking for both serenity and convenience. The property enjoys close proximity to excellent local schools, nurseries, and amenities, and offers easy commuting to major northwest towns and cities via the M6 and M61 motorways. The surrounding area provides a great mix of countryside walks and community facilities, making it a fantastic location for growing families.

As you enter the property, you are greeted by a welcoming entrance hall that grants access to all the ground floor rooms, WC, and useful under-stair storage. To the right, you will find a generously sized lounge with a large bay window, filling the room with natural light, and featuring a modern Optimist fireplace that adds a cozy touch to the space. Moving through to the spacious kitchen/diner, you'll discover the modern kitchen with ample wall and base units, integrated appliances including a fridge-freezer, dishwasher, electric oven, microwave, and a newly fitted extractor fan. There's also a gas hob with a wok burner and a 1.5 bowl sink, offering great practicality. The dining area has enough room for a family table, an additional storage cupboard and provides direct access to the rear garden through a set of patio doors, creating a seamless blend of indoor and outdoor living.

Heading upstairs to the first floor, you will find four well-proportioned bedrooms, three of which are doubles. The master bedroom, complete with fitted wardrobes, boasts a private ensuite with a modern three-piece shower room. The second double bedroom also benefits from fitted wardrobes, while the third bedroom, currently used as a home office, is spacious enough to accommodate a double bed if needed. The fourth bedroom offers flexibility as a nursery or additional office space. A fully boarded loft with a pull-down ladder provides excellent storage options, while the family bathroom with an over the bath shower completes this floor, offering convenience for the entire household.

Externally, the property continues to impress. To the front, there is an easy-to-maintain lawn and a driveway that can comfortably accommodate up to three cars. A single detached garage with an electric door and additional side access enhances both security and practicality. The rear garden is beautifully maintained, featuring a large lawn and paved patio areas, perfect for outdoor entertaining or relaxing in privacy, with tall fencing providing seclusion. A gated side access from the garden leads back to the driveway.

This stunning home is ready to move into and offers all the amenities a modern family could need.

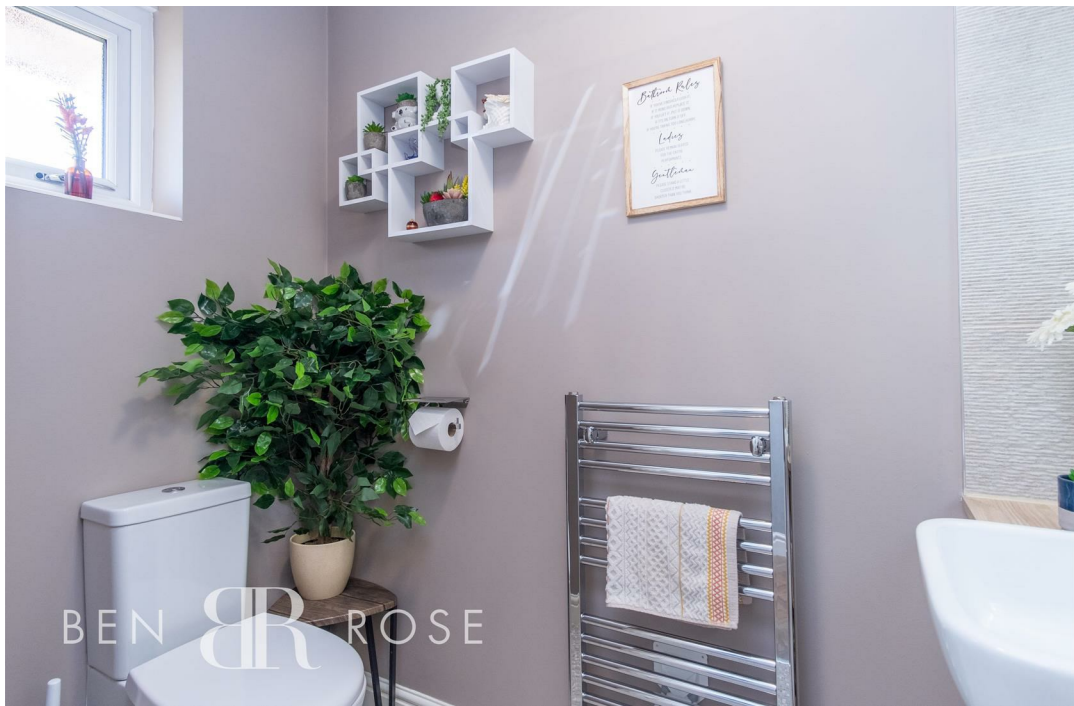
















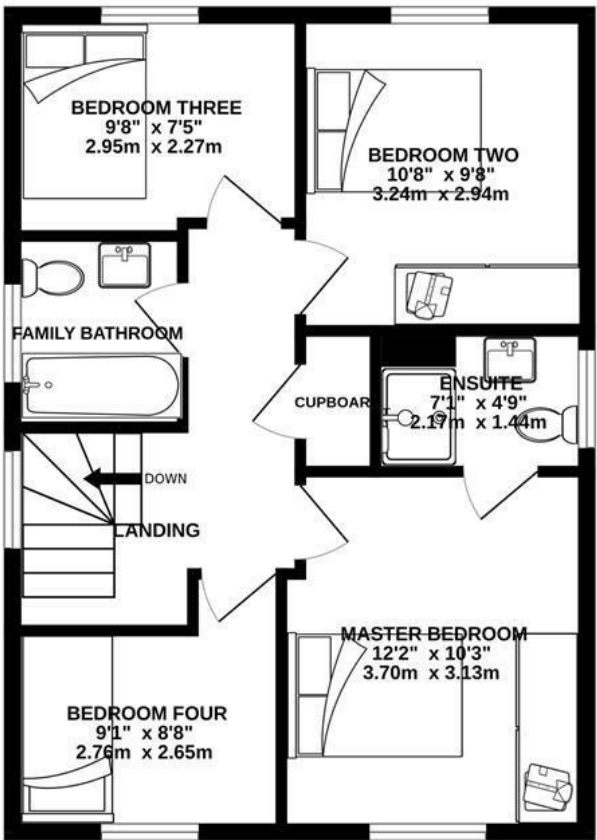
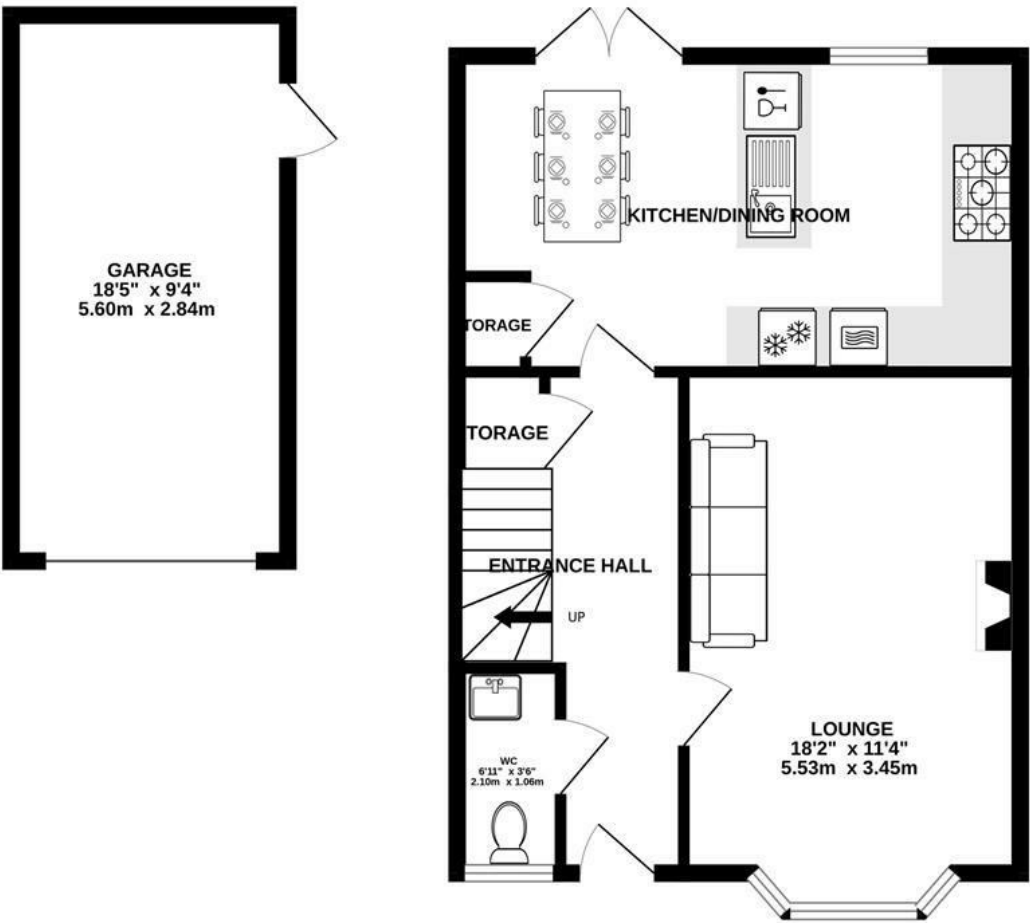




BEN ROSE

GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

